



oakland mills
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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair,
Lynn-Steven Engelke, Architectural Committee Chair
Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative

September 26, 2017

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:08 p.m.

Present: Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Judy Gottsagen ; Bill McCormack Jr. (arrived at 7:20); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Also Present: Andrew Stack, Chair of the Columbia Association Board and Dick Boulton, Vice-chair of the CA Board.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the September 12, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to accept the September 26, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded, and the motion passed (5-0-0).

New Business

Columbia Association Board of Directors Presentation

- Andrew Stack, Chair of the Columbia Association Board, presented the CA Board FY 2017 Annual Report (ATTACHMENT "C") and FY-2017 Financial Summary Report (ATTACHMENT "D").
- Mr. Stack presented the CA Board's tasks for FY 2018 (ATTACHMENT "E") and the FY 2017 Capital Amount and Assessment Share (ATTACHMENT "F"). The Board discussed handling of commercial/industrial architectural guidelines. Howard County will soon present its zoning recommendations. CA is concerned that New Town zoning may be transferred to the County. He discussed ice rink renovations.
- Mr. Stack also shared the Annual Charge Snapshot for FY 2017 (ATTACHMENT "G"). He gave a breakdown of new CA membership plan purchases for the first quarter.

Vote to Select New OM Board Member

The Board selected Chris Esoldo, a resident of the Thunder Hill neighborhood, as the new OM Board Member. Mr. Esoldo will be officially seated on October 10, 2017.

Oakland Mills Covenant Advisors Quarterly Report

- **Ms. Engelke** reported on CA's September 25th Covenant Legal Training class. She praised OM attendees' understanding of the Covenant process.
- Deb Buie, OM Covenant Advisor for Violations, presented her activity report on violations and

complaints (ATTACHMENT “F”). A discussion ensued about properties listed and progress made on violations.

- Carrie Wenholz, OM Covenant Advisor for Applications, presented her 1st Quarter RAC Summary (ATTACHMENT “G”). A discussion ensued about tree removal and replacement.

Old Business

Assessment Share Update

Ms. Cederbaum and **Mr. Edelson** shared the CA Assessment Committee’s response to OMCA’s recommendations on the Assessment Share Formula (ATTACHMENT “H”). The Board discussed the net loss per year Oakland Mills will face and repair costs for The Other Barn. Any repair bills under \$1000 are Oakland Mill’s responsibility. CA will only pay for repairs above \$1000 and can choose which capital improvements it will make. The proposed assessment decrease of \$56,841 would have a negative financial impact on OMCA.

CCR Report

- **Ms. Thomas** requested the Board’s opinion on New Town zoning, including the pros and cons of the New Town zoning.
- **Ms. Thomas** shared the Columbia Housing Center Request for Support (ATTACHMENT “I”) and asked for feedback from the OM Board. Many Board members expressed concern at the wording of the request. **Mr. Verchinski** said that claims made in the request needed to be backed up by statistics. **Mr. Edelson** expressed concern that CA would be funding the center and questioned whether the funds would be better utilized elsewhere. Most of the Board was against CA taking a role in the center. Ms. Engelke said they did not have enough facts to take a position.

Board Chair Report

Mr. Edelson asked if the Board wished to extend the meeting. There was no motion to extend.

Mr. Edelson indicated that issues from his board report were already discussed at the meeting.

Manager’s Report

Mr. Edelson referred to **Ms. Cederbaum’s** printed manager’s report (ATTACHMENT “J”).

Committee Reports

Safety and Security

Mr. Edelson referred to **Ms. Gottsagen’s** printed Safety and Security report (ATTACHMENT “K”).

Architecture Committee Chair Report

Mr. Edelson referred to **Ms. Engelke’s** printed Architecture Chair Report (ATTACHMENT “L”).

Board Bulletin Board

- **Mr. Verchinski** said there would be an Elder Empowerment Summit on September 30th.
- **Mr. Edelson** said that HCPSS did not put out any translated materials regarding redistricting. The SFES PTA has addressed this issue by organizing a meeting for Hispanic families on Sept. 30. Permission was given by OM apartment owners to put up fliers advertising the meeting.
- **Ms. Cederbaum** said HCPSS has been repairing hill erosion on the OMHS hill along Thunder Hill Rd.
- The OM Fall Festival is on Oct. 7th from 11-4. Volunteers are welcome to help with the festival.

Mr. Edelson adjourned the OMCA Board meeting at 9:38 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant